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Kelly Weste
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Hon. Paul Calandra, Minister of Municipal Affairs and Housing
777 Bay Street, 13th floor
Toronto, ON M7A 2J3

May 6, 2024

RE: Proposed Planning Act, City of Toronto Act, 2006, and Municipal Act, 2001 Changes (Schedules 4, 9, and 12 of Bill 185 - the proposed Bill 185, Cutting Red Tape to Build More Homes Act, 2024)

Dear Minister Calandra:

Please be advised that at its meeting on Apr 30, 2024, the Council of the City of Quinte West passed the following resolutions:

That Staff Report QW-2024-00070 by Kelly Weste, Manager of Planning Services regarding "Summary of proposed Provincial Policy Statement changes and other Planning Legislation" be received;

And that Council direct staff to submit comments, as noted herein, through the ERO website as the City of Quinte West's formal response on the Proposed Provincial Planning Statement, 2024 and Bill 185.

The City of Quinte West supports several of the items outlined in the ERO postings #019-8369 and #019-8462. In particular, the removal of the fee refund provisions from the Planning Act for zoning by-law amendment and site plan control applications as well as the removal of policies in the Provincial Planning Statement that would have permitted three severances in prime agricultural areas as well as the wording of "multi-lot residential development" in Policy 2.6.2.



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However, the City is **not supportive** of the elimination of third-party appeals to Official Plan and Zoning By-laws and amendments to both. This legislative change does not appear to service the public interest. It eliminates the opportunity to have meaningful public participation and debate on Planning Act applications and proposed changes to policy and land use. Developing Official Plans and Zoning By-laws with public input is critically important, as it invites healthy citizen engagement in the fate of their communities and assures that decisions are responsive to local circumstances.

Additionally, the City is **not supportive** of the removal of mandatory pre-consultation with the municipality. Pre-consultation is extremely helpful in accelerating the development process. The purpose of pre-consultations is to provide the developer or landowner with a clear understanding of the issues associated with the proposal. It allows for scoping of the necessary information being requested in order to effectively and efficiently make a decision on an application. If applicants rush into the planning process without all the necessary information; it can create delays in approvals. The City is also not supportive of applicants being permitted to challenge complete application requirements to the OLT at any time, rather than a time-limited window once their application has been deemed incomplete.

Thank you for the opportunity to comment on the proposed PPS and changes to the Planning Act.

A handwritten signature in black ink, appearing to read "K. Weste", written over a white background.

Kelly Weste
Manager of Planning Services

Cc: MPP Todd Smith, Todd.Smithco@pc.ola.org